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INGRAM MOON
COUNTY CLERK
GREENWOOD COUNTY SC
03-07-2008 02:03 pm.
REC FEE: 10.00
STATE TAX \$ 31.20
COUNTY TAX \$ 13.20

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

T. N. E.
Title to Real Estate

Instrument Book Page
200800002185 1093 187

KNOW ALL MEN BY THESE PRESENTS, that I, **Randy Oxner**, hereinafter Grantor in the State aforesaid, for and in consideration of the sum of Ten and No/100ths (\$10.00) Dollars and other valuable consideration to me in hand paid at and before the sealing of these Presents by **James M. Richey**, hereinafter Grantee, in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Grantee, his heirs and assigns, forever, the following described property, to-wit:

TM# 6902-416-067

All that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being in the County of Greenwood, State of South Carolina, being in Walnut Grove Township and being more particularly shown and designated as Lot 2 on plat entitled "Property Survey for Franklin Smith" by Barry K. Dunn, RLS, dated January 26, 1994, and recorded in Plat Book 87, at Page 94, which is incorporated herein by reference and made part and parcel hereof. According to said plat of survey, Lot 2 contains 2.50 acres, and has such courses, distances, metes and bounds as will more fully appear by reference to the aforesaid plat of survey.

This is the identical property conveyed to the Grantor herein by deed of Karen K. Davis, Tax Collector for Greenwood County, dated November 29, 2006, and recorded December 4, 2006, in the OCC for Greenwood County in Deed Book 1012, at Page 107.

THIS CONVEYANCE is subject to general taxes for the current year and subsequent years, covenants, conditions, easements, exceptions, reservations, restrictions and rights of way of record, if any.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantee, his heirs and assigns, forever.

AND I do hereby bind myself, my heirs and assigns, executors and administrators, to warrant and forever defend, all and singular, the said Premises unto the said Grantee and his heirs and assigns, against me and my heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS My Hand and Seal this 6 day of MARCH, in the year of our Lord two thousand eight and in the two hundred and thirty-second year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:


Jeddi M. Miles
Witness
[Signature]
Notary

[Signature] (Seal)
Randy Oxner, Grantor

STATE OF SOUTH CAROLINA)
COUNTY OF GREENWOOD)

ACKNOWLEDGMENT

THE FOREGOING INSTRUMENT was acknowledged before me by Randy Oxner this
6 day of March, 2008.


(Seal)
Notary Public for South Carolina
My Commission Expires: 11/1/14

Grantees' Mailing Address: 5308 Hwy 178 S., Ninety Six, SC 29666

DEED PREPARED BY:
DONALD A. LONG, ESQ.
314 West Cambridge Ave.
Greenwood, S.C. 29646

STATE OF SOUTH CAROLINA)

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

COUNTY OF GREENWOOD)

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

2. The property being transferred, located at 7609 Highway 178 N., Donalds, SC, bearing Greenwood County Tax Map Number 6902-416-067, was transferred by Randy Oxner to James M. Richey on March 6, 2008.

3. Check one of the following. The deed is

- (a) X Subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
- (b) _____ Subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockbroker, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c) _____ Exempt from the deed recording fee because (See Information section of affidavit): _____

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

Check Yes _____ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):

- (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$12,000.00.
- (b) The fee is computed on the fair market value of the realty which is _____.
- (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check Yes _____ or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is:_____.

6. The deed recording fee is computed as follows:

- | | |
|--|--------------------|
| (a) Place the amount listed in item 4 above here: | <u>\$12,000.00</u> |
| (b) Place the amount listed in item 5 above here: | <u>0</u> |
| (If no amount is listed, place zero here.) | |
| (c) Subtract Line 6(b) from Line 6(a) and place result here: | <u>\$12,000.00</u> |

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$44.40.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Closing attorney.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Donald A. Long
Responsible Person Connected with the Transaction
Donald A. Long, Esquire
Print or Type Name Here

SWORN to before me this 6th day
of March, 20 08.

Jeddi M. Niles (L.S.)
Notary Public for South Carolina
My Commission Expires: 12-06-2016

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth included, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) That constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) transferring realty subject to a mortgage whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceedings.
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.